

4654

MEMORANDUM

SEPTEMBER 12, 1985

TO: BOSTON REDEVELOPMENT AUTHORITY AND
STEPHEN COYLE, DIRECTOR

FROM: EDITH M. NETTER, ASSISTANT DIRECTOR FOR LAND USE
AND ENVIRONMENTAL POLICY
LINDA BOURQUE, DIRECTOR OF ZONING
JOSEPH WALLING, ZONING OFFICER

SUBJECT: BOARD OF APPEAL REFERRALS

Recommendations on thirty-one zoning petitions have been prepared by Authority staff for transmittal to the Board of Appeal.

<u>Categories</u>	<u>Approval</u>	<u>Denial</u>	<u>Recommendations</u> <u>Denial w/o</u> <u>Prejudice</u>	<u>Deferral</u>
Residential conversions	6	2	1	2
Major new housing or rehabilitation	3	1		
Residential (building expansions, subdivisions, etc.)	3			1
Parking; gas stations; repair garages, vehicular uses		2		
Industrial; chemical storage				
Institutional	2			
Commercial; office; business	7	1		
Hotels; restaurants				
Signs				

We recommend approval of six residential conversions:

Z-7812: 47 Orkney Rd., Brighton. Three apartments existing; proposal would create basement unit. Open space deficiency mitigated by proximity of public parkland and playground.

Z-7859: 3 Thacher Court, Boston. Conversion of store to residential use is compatible with neighborhood.

Z-6861: 554 East Broadway, South Boston. Existing two family dwelling consistent with abutting properties.

Z-7888: 34 Juniper St., Roxbury. Abandoned building to be rehabilitated as three family dwelling - owner occupancy.

- Z-7864: 19 Gray St., Boston. Two family dwelling consistent with similar properties on street.
- Z-7976: 158-160 C Street, South Boston. Two family occupancy existing.

We recommend approval of three new housing-rehabilitation referrals:

- Z-7971: 1000 Harvard St., Dorchester. Former Prendergast Preventorium to be rehabilitated for 20 condominiums.
- Z-7999-8011: 15-35 Main St., 3-9 Winthrop St., 14-30 Park St., 32-34 Warren St., 15 Henley St. Petitioner designated developer by Authority. Development part of City Square revitalization. Construction of 57 condominium units and rehabilitation of 18 residential rental units.
- Z-7929: 17 Highland Park Ave., Roxbury. Three family row dwelling will be owner-occupied.

We recommend approval of three residential building expansions, subdivisions:

- Z-7838-7839: 175-181 Faneuil St., Brighton. Subdivision will provide rear lot for construction of two family dwelling.
- Z-7867: 66-68 Brooks St., Brighton. Enclosure of front and rear porches. No adverse affect.
- Z-7876: 27 Long Ave., Allston. Enclosure of three rear porches. Technical violation.

We recommend approval of two institutional referrals:

- Z-7911: 47 Townsend St., Roxbury. Addition to storage-maintenance building of Jewish Memorial Hospital.
- Z-7924: 44 Cummington St., Boston. Construction of seven story academic structure, classrooms, lecture halls, research.

We recommend approval of seven commercial, office, business referrals:

- Z-7874: 135 Buttonwood St., Dorchester. Addition to provide space for sales and storage of architectural antiques.
- Z-7875: 845 Albany St., Boston. Addition to fur storage structure in manufacturing-industrial district.
- Z-7935: 265 Bunker Hill St., Charlestown. Store to be converted to real estate developer's office.
- Z-8018: 1828-1832 Centre St., West Roxbury. Addition to medical office building will not increase existing yard violation.

- Z-7872: 90 Washington St., Dorchester. Conversion of blighted former supermarket structure to offices, retail store and restaurant.
- Z-7925: 587A-587 Tremont St., Boston. Surgical veterinary use will provide beneficial service to South End residents.
- Z-8014: 558 Tremont St., Boston. Store space has existed for several years.

We recommend denial of six referrals:

- Z-7863: 1011 Bennington St., East Boston. Sale of used cars would have a detrimental affect on adjacent residential neighborhoods.
- Z-7869-7871: 75-83 Cornell St., Roslindale. Proposal to erect three two family dwellings is excessive and inconsistent with neighborhood density.
- Z-7873: 452 Park Dirve, Boston. Proposal for basement apartment does not meet conditions required for variance.
- Z-7866: 36 Bartlett St., Charlestown. Additional conversions would exacerbate serious parking conditions.
- Z-7912: 1048 rear Blue Hill Ave., Mattapan. Sale of used cars would severely affect residential properties and is contrary to revitalization of Blue Hill Ave.
- Z-8021: 415 Bremen St., East Boston. Addition to air freight business contrary to community objectives to reduce airport-related facilities.

We recommend denial without prejudice of one referral:

- Z-7857: 54 Gordon St., Allston. Five apartment occupancy excessive and inappropriate. Authority could support three apartments.

We recommend deferral of three referrals:

- Z-7858: 258 West Newton St., Boston. Petitioner must submit plans to civic association for review.
- Z-7868: 445 Shawmut Ave., Boston. Petitioner must meet with abutters and neighborhood association to resolve concerns.
- Z-7862: 600-602 Massachusetts Ave., Boston. Petitioner must address neighborhood concerns.

BOARD OF APPEAL REFERRALS

September 12, 1985

		<u>Hearing</u>	
1.	Z-7812	9/17/85	Jhae Lee 47 Orkney Road, Brighton
2.	Z-7838-7839	9/17/85	Umberto & Mario Mummolo 179-181 Faneuil Street, Brighton
3.	Z-7857	9/17/85	William Martell 54 Gordon Street, Allston
4.	Z-7858	9/17/85	Protea Trust 258 West Newton Street
5.	Z-7859	9/17/85	Dustin P. Carter 3 Thatcher Court, Boston
6.	Z-7861	9/17/85	Rako & Angela Llukan 554 East Broadway, South Boston
7.	Z-7862	9/17/85	Lois & Joseph Jordan 600-602 Massachusetts Avenue, Boston
8.	Z-7863	9/17/85	Gary Giarle 1011 Bennington Street, East Boston
9.	Z-7864	9/17/85	R & D Development, Inc. 19 Gray Street, Boston
10.	Z-7866	9/17/85	Anthony & Florence DeGuglielmo 36 Bartlett Street, Charlestown
11.	Z-7867	9/17/85	Shung Foo Wong 66-68 Brooks Street, Brighton
12.	Z-7868	9/17/85	Joseph Maalouf 445 Shawmut Street, Boston
13.	Z-7869-7871	9/24/85	Alshar Realty Trust 75-79-83 Cornell Street, Roslindale
14.	Z-7872	9/17/85	Dunn River Associates Kenneth I. Guscott 90 Washington Street, Dorchester
15.	Z-7873	9/24/85	Alron Realty Trust 452 Park Drive, Boston
16.	Z-7874	9/24/85	Napoli Wrecking Company, Inc. 135 Buttonwood Street, Dorchester
17.	Z-7875	9/24/85	845 Albany Street Trust 845 Albany Street, Boston
18.	Z-7876	9/24/85	Kwok Chan 27 Long Avenue, Allston
19.	Z-7888	9/24/85	Bruce R. Applebaum 34 Juniper Street, Roxbury

BOARD OF APPEAL REFERRALS

September 12, 1985

		<u>Hearing</u>	
20.	Z-7911	9/17/85	Jewish Memorial Hospital 47 Townsend Street, Roxbury
21.	Z-7912	9/24/85	Melvyn C. McHenry 1048-rear Blue Hill Avenue, Mattapan
22.	Z-7924	9/24/85	Trustees of Boston University 44 Cummington Street, Boston
23.	Z-7925	9/24/85	Christopher Morgan 587A-587 Tremont Street, Boston
24.	Z-7929	9/17/85	Gary Chafetz 17 Highland Park Avenue, Roxbury
25.	Z-7935	9/24/85	265 Bunker Hill Realty Trust 265 Bunker Hill Street, Charlestown
26.	Z-7971	9/24/85	1000 Harvard Street Realty Trust 1000 Harvard Street, Dorchester
27.	Z-7976	9/17/85	John P. Devlin 158-160 L Street, South Boston
28.	Z-7999-8011	10/8/85	Tontine Crescent Associates, Inc. 15 & 35 Main Street, 3-9 Winthrop Street, 14-30 Park Street, 32-34 Warren Street, 15 Henley Street, Charlestown
29.	Z-8014	9/24/85	Nicholas Russo 558 Tremont Street, Boston
30.	Z-8018	9/24/85	Gilbert R. Lavoie 1828-1832 Centre Street, West Roxbury
31.	Z-8021	9/24/85	Louis DeSanctis 415 Bremen Street, East Boston

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LINDA BOURQUE, DIRECTOR OF ZONING
JOSEPH WALLING, ZONING OFFICER

SUBJECT: BOARD OF APPEAL REFERRALS

Hearing: 9/17/85 Z-7812
Jhae Lee
47 Orkney Road
Brighton

Site: Three-story structure

District(s): Apartment (H-1)

Purpose: Change occupancy from 15 lodgers to four apartments.

Violation(s): Insufficient open space.

VOTED: In reference to petition Z-7812, Jhae Lee,
47 Orkney Road, Brighton, for variance for change
of occupancy from 15 lodgers to four apartments
in an apartment (H-1) district, the Boston
Redevelopment Authority recommends approval
with proviso that plans with particular attention
to windows, ventilation, light and air be submitted
to the Authority for design review approval.
Three apartments existing; proposal would create
basement unit. Open space deficiency mitigated
by proximity of M.D.C. Parkland and Cleveland
Circle Playground.



Z-7812

47 ORKNEY RD..

BRIGHTON

Board of Appeal Referrals

9/12/85

Hearing: 9/17/85 Z-7838-7839
Umberto & Mario Mummolo
179-181 Faneuil Street
Brighton

Site: 29,681 Square feet of land

District(s): Residential, two-family (R-.5)

Purpose: Subdivide.

Violation(s): Insufficient lot area and side yard.

VOTED: In reference to petitions Z-7838-7839, Umberto & Mario Mummolo, 175-181 Faneuil Street, Brighton, for four variances to subdivide in a residential (R-.5) district, the Boston Redevelopment Authority recommends approval with proviso that additional parking for new building is provided on site. Subdivision will provide rear lot for construction of two-family dwelling. No apparent impact on residential neighborhood.



2-7838-7839

175-181

FANEUIL ST. BRIGHTON

Board of Appeal Referrals

9/12/85

Hearing: 9/17/85 Z-7857
William Martell
54 Gordon Street
Allston

Site: 2½-story structure

District(s): Residential, two-family (R-.5)

Purpose: Change occupancy from one-family dwelling to five apartments.

Violation(s): Multifamily dwelling is forbidden use.

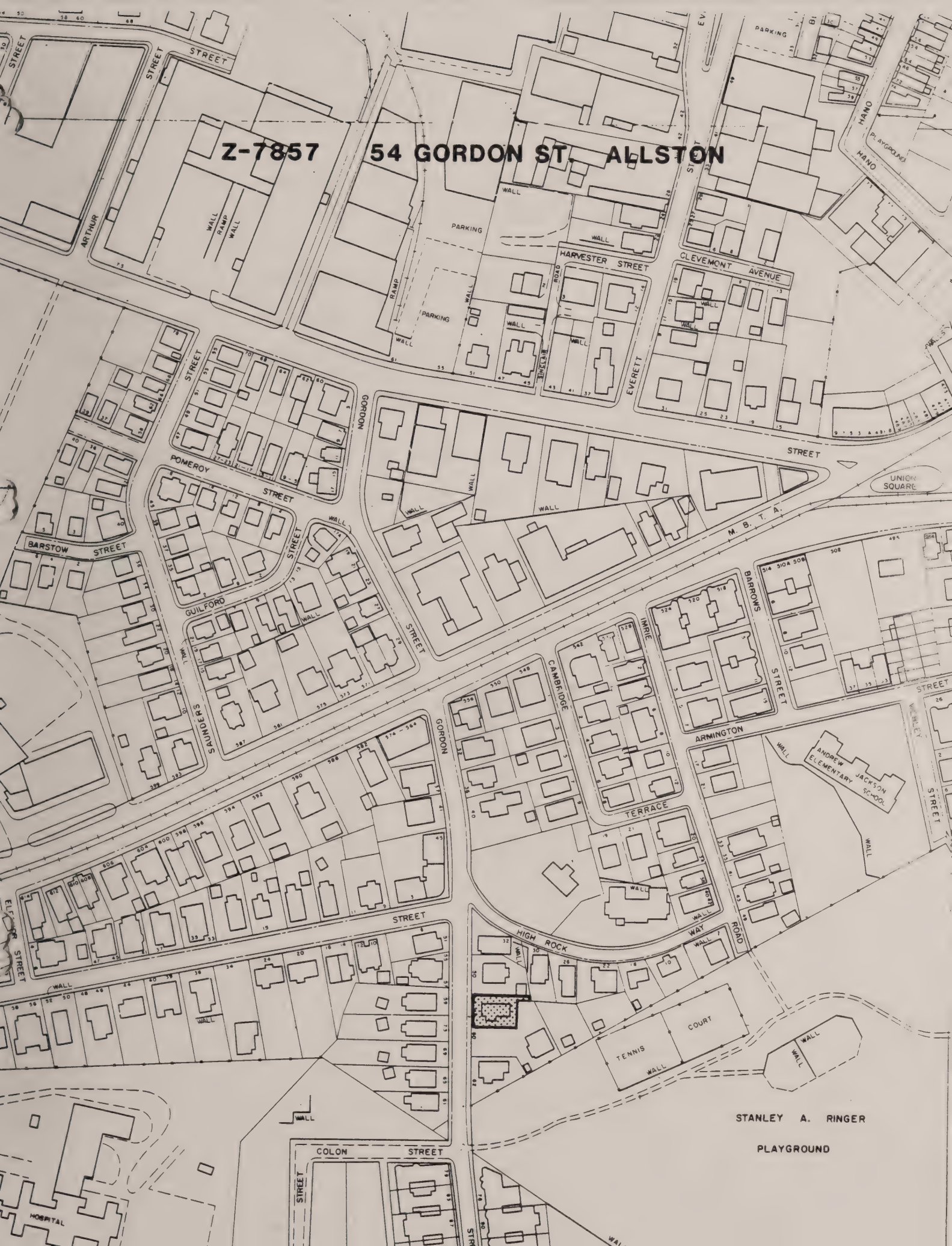
Insufficient lot area, width, open space, front yard, and off-street parking.

Excessive height of building and number of stories.

VOTED: In reference to petition Z-7857, William Martell, 54 Gordon Street, Allston, for forbidden use and six variances for change of occupancy from one-family dwelling to five apartments in a residential (R-.5) district, the Boston Redevelopment Authority recommends denial without prejudice. Gordon Street supports vehicular traffic from North Beacon Street, Cambridge Street, Union Square and Commonwealth Avenue. Five-apartment occupancy, which appellant contends has existed approximately twenty years, is excessive and inappropriate. This occupancy can not be verified. Authority could support three apartments consistent with similar properties on the street. Written and oral opposition has been expressed to staff.

Z-7857

54 GORDON ST. ALLSTON



STANLEY A. RINGER

PLAYGROUND

Board of Appeal Referrals

9/12/85

Hearing: 9/17/85 Z-7858
Protea Trust
258 West Newton Street
Boston

Site: Three-story structure

District(s): Apartment (H-2-45)

Purpose: Change occupancy from three-family dwelling
and office to same, three-car garage, greenhouse;
erect two-story addition for garage and greenhouse.

Violation(s): Extension of nonconforming use.
Insufficient open space and rear yards.

VOTED: In reference to petition Z-7858, Protea Trust,
258 West Newton Street, Boston, for extension
of nonconforming use and three variances for
change of occupancy from three-family dwelling
and office to same, three-car garage, and greenhouse
and to erect two-story addition in an apartment
(H-2-45) district, the Boston Redevelopment
Authority recommends deferral of hearing until
petitioner has submitted plans to St. Botolph
Citizens Committee for their review. Abutter
is seriously concerned about safety vehicle
access.



Z-7858

258 WEST NEWTON ST. BOSTON

Board of Appeal Referrals

9/12/85

Hearing: 9/17/85 Z-7859
Dustin P. Carter
3 Thacher Court
Boston

Site: Five-story structure

District(s): Apartment (H-3)

Purpose: Change occupancy from eight apartments and store to nine apartments.

Violation(s): Dwelling converted for more families is forbidden use.

Insufficient open space.

VOTED: In reference to petition Z-7859, Dustin P. Carter, 3 Thacher Court, Boston, for a forbidden use and a variance for change of occupancy from eight apartments and store to nine apartments in an apartment (H-3) district, the Boston Redevelopment Authority recommends approval with proviso that plans for ground floor facade be submitted to the Authority for design review approval. Conversion of former store to residential use is compatible with immediate neighborhood. However, ground floor facade is inappropriate to building and area and must be redesigned.



Z-7859

3 THACHER CT. BOSTON

Board of Appeal Referrals

9/12/85

Hearing: 9/17/85 Z-7861
Rako & Angela Llukan
554 East Broadway
South Boston

Site: 3½-story row house structure

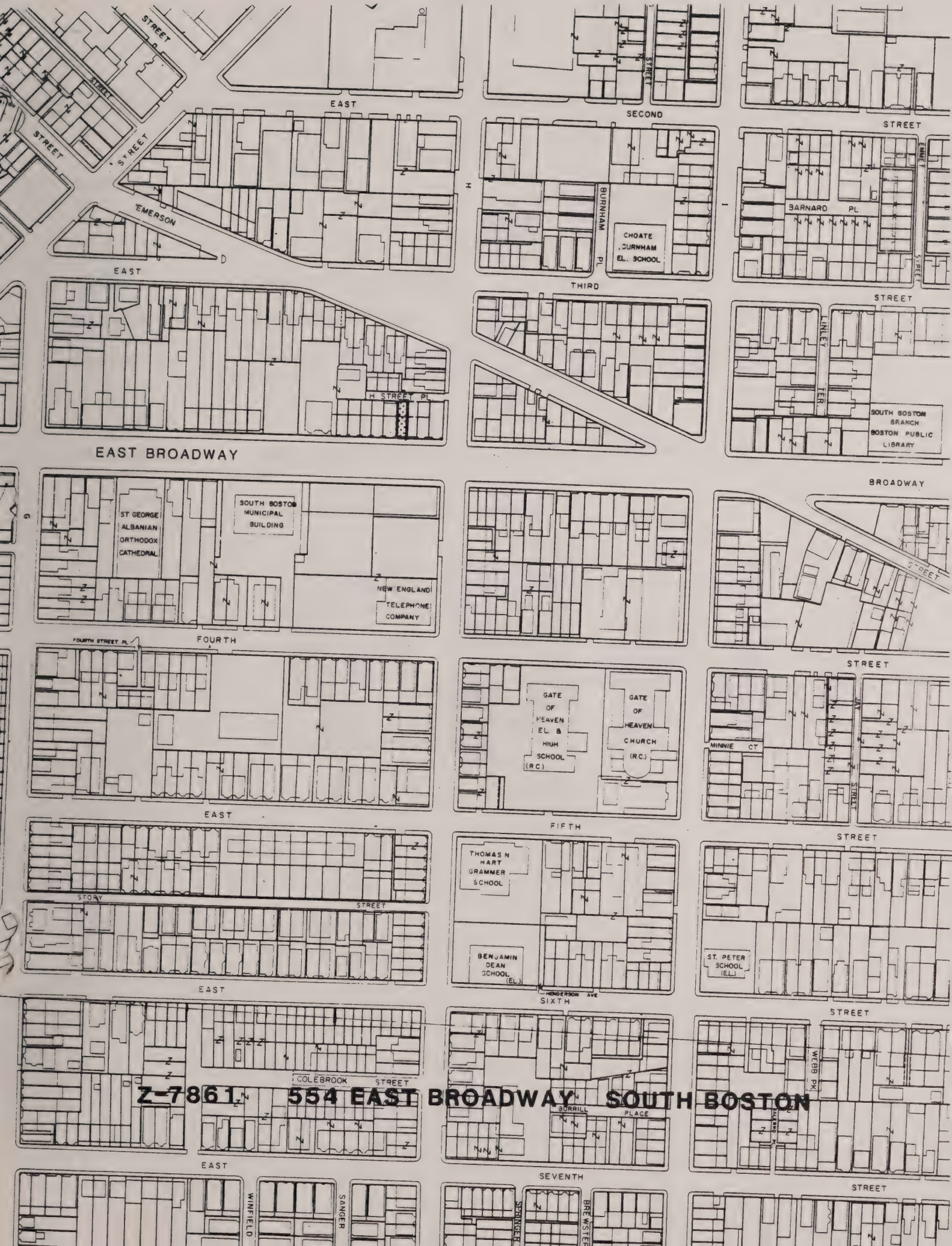
District(s): Apartment (H-1-50)

Purpose: Legalize occupancy as two-family dwelling.

Violation(s): Dwelling converted for more families is forbidden use.

Insufficient lot area and open space.

VOTED: In reference to petition Z-7861, Rako and Angela Llukan, 554 East Broadway, South Boston, for a forbidden use and two variances to legalize occupancy as two-family dwelling in an apartment (H-1-50) district, the Boston Redevelopment Authority recommends approval. Existing two-family occupancy is compatible with one-, two-, and three-family row house dwellings. Direct abutter has expressed support.



Z-7861 554 EAST BROADWAY SOUTH BOSTON

Board of Appeal Referrals

9/12/85

Hearing: 9/17/85 Z-7862
Lois & Joseph Jordan
600-602 Massachusetts Avenue
Boston

Site: 3½-story structure

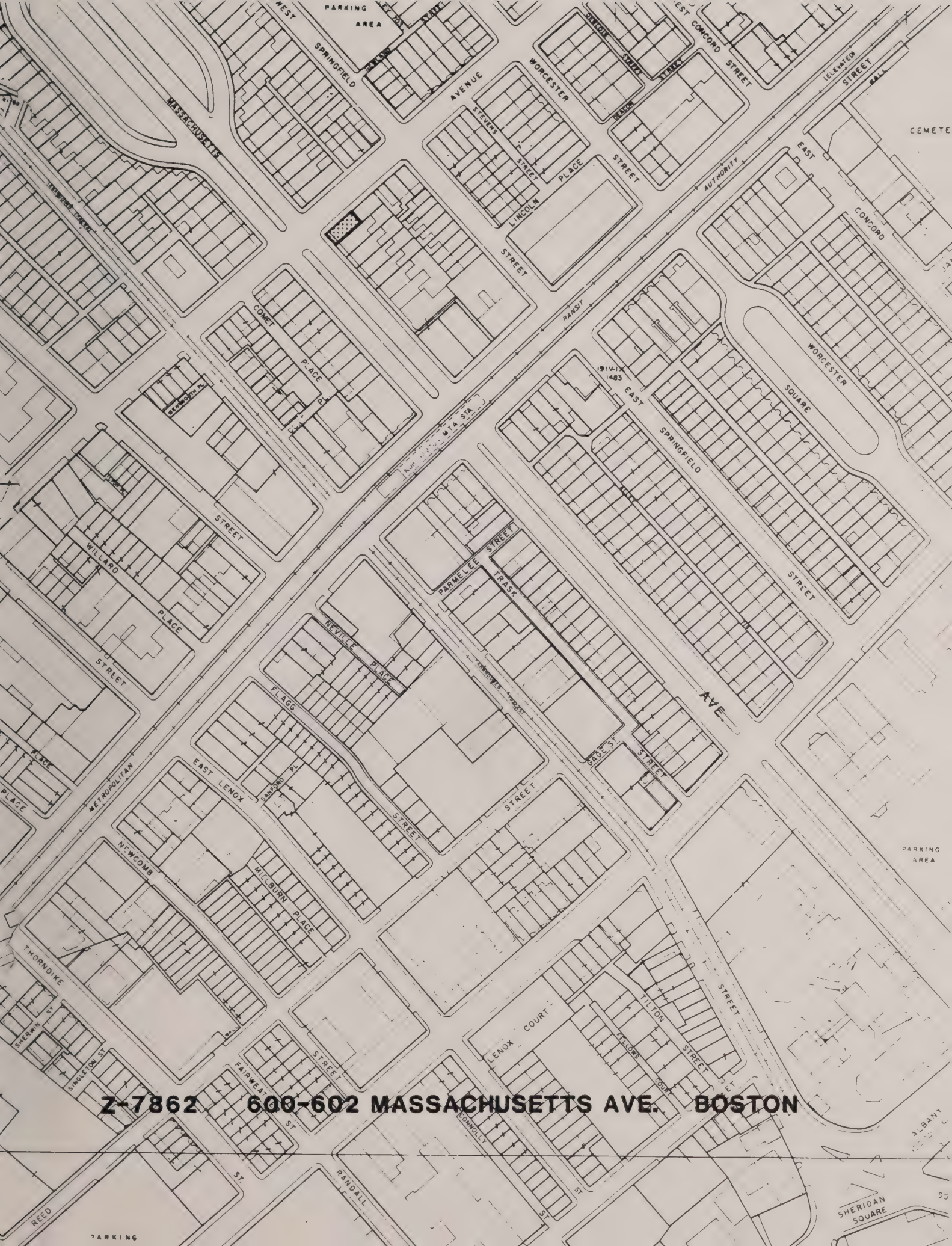
District(s): Apartment (H-2)

Purpose: Change occupancy from four apartments and beauty parlor to six apartments and beauty parlor.

Violation(s): Dwelling converted for more families is forbidden use.

Insufficient open space.

VOTED: In reference to petition Z-7862, Lois & Joseph Jordan, 600-602 Massachusetts Avenue, Boston, for forbidden use and variance for change of occupancy from four apartments and beauty parlor to six apartments and beauty parlor in an apartment (H-2) district, the Boston Redevelopment Authority recommends deferral until petitioner meets with abutters and Four Corners Neighborhood association to address following concerns: parking provisions, trash, and density.



Z-7862 600-602 MASSACHUSETTS AVE. BOSTON

Board of Appeal Referrals

9/12/85

Hearing: 9/17/85 Z-7863
Gary Giarle
1011 Bennington Street
East Boston

Site: One-story structure

District(s): General business (B-1)

Purpose: Change occupancy from taxi office to taxi office
and outdoor sale and display of used cars.

Violation(s): Outdoor space or display for sale of new or
used motor vehicles is conditional use.

VOTED: In reference to petition Z-7863, Gary Giarle,
1011 Bennington Street, East Boston, for conditional
use for change of occupancy from taxi office
to taxi office and outdoor sale and display
of used cars in a general business (B-1) district,
the Boston Redevelopment Authority recommends
denial. Area has severe parking problem and
is heavily congested with vehicular and pedestrian
stop and go traffic. Additional auto use with
its attendant activities would have a detrimental
effect on the adjacent residential neighborhoods
and does not comply with requirements for conditional
use. Four residents have expressed opposition
to proposal.

Z-7863

1011 BENNINGTON ST. EAST BOSTON



Board of Appeal Referrals

9/12/85

Hearing: 9/17/85 Z-7864
R & D Development, Inc.
19 Gray Street
Boston

Site: Three-story structure

District(s): Apartment (H-3)

Purpose: Change occupancy from lodging house to two-family dwelling.

Violation(s): Insufficient open space.

VOTED: In reference to petition Z-7864, R & D Development, Inc., 19 Gray Street, Boston, for a variance for change of occupancy from lodging house to two-family dwelling in an apartment (H-3) district, the Boston Redevelopment Authority recommends approval with the following provisos: that proposal be reviewed with abutters and Ellis Neighborhood Association; that plans be submitted to the Authority for design review approval. Proposal consistent with similar properties on street.



Z-7864

19 GRAY ST.

BOSTON

Board of Appeal Referrals

9/12/85

Hearing: 9/17/85 Z-7866
Anthony & Florence DeGuglielmo
36 Bartlett Street
Charlestown

Site: Three-story structure

District(s): Apartment (H-1)

Purpose: Legalize occupancy as two-family dwelling; erect addition.

Violation(s): Dwelling converted for more families is forbidden use.

Insufficient lot area and open space.

Excessive floor area ratio.

VOTED: In reference to petition Z-7866, Anthony & Florence DeGuglielmo, 36 Bartlett Street, Charlestown, for a forbidden use and three variances to legalize occupancy and erect addition in an apartment (H-1) district, the Boston Redevelopment Authority recommends denial. Bartlett Street is in an extremely dense area of Charlestown and has serious parking problems. Additional conversions would exacerbate these parking conditions, particularly in the absence of a resident parking permit program.

Z-7866

36 BARTLETT ST.

CHARLESTOWN



Board of Appeal Referrals

9/12/85

Hearing: 9/17/85 Z-7867
Shung Foo Wong
66-68 Brooks Street
Brighton

Site: 2½-story structure (three-family dwelling)

District(s): Residential, two-family (R-.5)

Purpose: Enclose front porch and three rear porches.

Violation(s): Insufficient front and rear yards.

Excessive floor area ratio.

VOTED: In reference to petition Z-7867, Shung Foo Wong, 66-68 Brooks Street, Brighton, for three variances to enclose four porches of three-family dwelling in a residential (R-.5) district, the Boston Redevelopment Authority recommends approval with proviso that plans be submitted to the Authority for design review approval. Violations are existing and technical. No adverse impact. Abutter supports.



2-7867

66-68 BROOKS ST

BRIGHTON

Board of Appeal Referrals

9/12/85

Hearing: 9/17/85 Z-7868
Joseph Maalouf
445 Shawmut Street
Boston

Site: 3½-story structure

District(s): Apartment (H-2)

Purpose: Increase capacity of lodging house-12 to 20 lodgers.

Violation(s): Increase in conditional use.

VOTED: In reference to petition Z-7868, Joseph Maalouf, 445 Shawmut Avenue, Boston, for conditional use to increase capacity of lodging house from 12 to 20 lodgers in an apartment (H-2) district, the Boston Redevelopment Authority recommends deferral until petitioner meets with abutters and Blackstone-Franklin Square Neighborhood Association. Concerns are maintenance of property, trash accumulation and disposal, noise, and density.

Z-7868

445 SHAWMUT AVE. BOSTON



Board of Appeal Referrals

9/12/85

Hearing: 9/24/85 Z-7869-7871
Alshar Realty Trust
75-79-83 Cornell Street
Roslindale

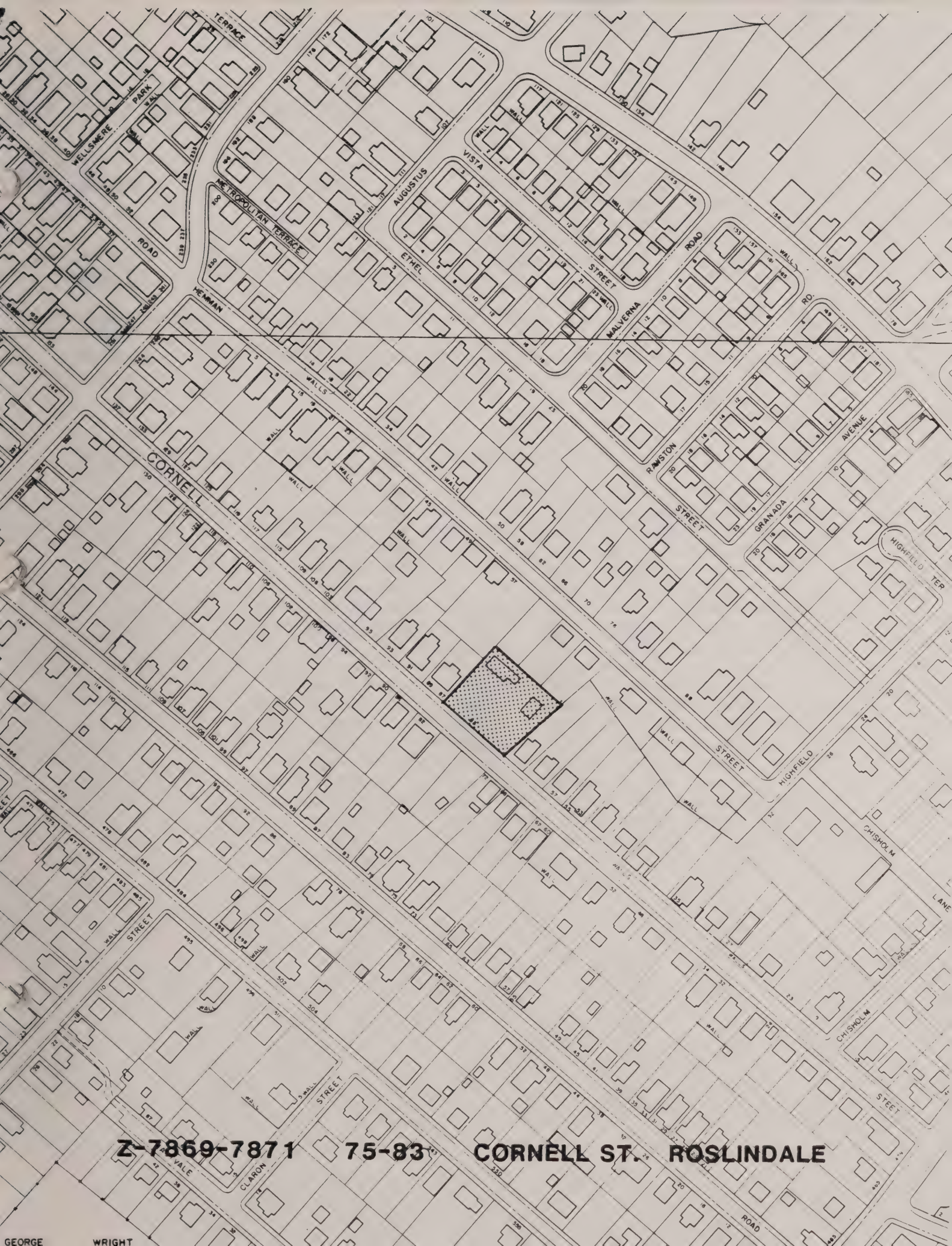
Site: 18,675 Square feet of land

District(s): Residential, two-family (R-.5)

Purpose: Erect three two-family dwellings.

Violation(s): Insufficient lot area, width, and frontage.

VOTED: In reference to petition Z-7869-7871, Alshar Realty Trust, 75-79-83 Cornell Street, Roslindale, for nine variances to erect three two-family dwellings in a residential (R-.5) district, the Boston Redevelopment Authority recommends denial. Area consists primarily of one- and two-family dwellings. Petitioner's proposal is excessive, inconsistent with neighborhood density, and does not meet conditions required for variance, Section 7-3 of Code. Abutters and residents have expressed opposition.



Z-7869-7871 75-83 CORNELL ST. ROSLINDALE

Board of Appeal Referrals

9/12/85

Hearing: 9/17/85 Z-7872
Dunn River Associates
Kenneth I. Guscott
90 Washington Street
Dorchester

Site: One-story structure

District(s): Apartment (H-2)

Purpose: Change occupancy from supermarket to offices,
restaurant, and retail store.

Violation(s): Change in nonconforming use.

VOTED: In reference to petition Z-7872, Dunn River Associates, 90 Washington Street, Dorchester, for change in nonconforming use for change of occupancy from supermarket to offices, restaurant, and retail store in an apartment (H-2) district, the Boston Redevelopment Authority recommends approval with the following proviso: that plans inclusive of restaurant (type, seating, and total capacity) be submitted to the Authority for design review approval. Proposal will rehabilitate and convert blighted former Stop & Shop supermarket structure. Office space would be leased by State Department of Public Welfare. There is also a tentative agreement with 7-11 store chain for retail space. Site accommodates 260 parking spaces. Development will offer employment and job training to community residents. Grove Hall Trade Association and Mt. Bowdoin Square Neighborhood Association favor proposal.



Z-7872

90 WASHINGTON ST.

DORCHESTER

Board of Appeal Referrals

9/12/85

Hearing: 9/24/85 Z-7873
Alron Realty Trust
452 Park Drive
Boston

Site: Five-story structure

District(s): Apartment (H-2)

Purpose: Change occupancy from 22 to 23 apartments.

Violation(s): Dwelling converted for more families is forbidden use.

Insufficient open space.

VOTED: In reference to petition Z-7873, Alron Realty Trust, 452 Park Drive, Boston, for a forbidden use and a variance for change of occupancy from 22 to 23 apartments in an apartment (H-2) district, the Boston Redevelopment Authority recommends denial. No evidence has been submitted by petitioner to justify creation of basement apartment. Parking is already a problem in this area.

LINE

Z-7873

452 PARK DRIVE

BOSTON



Board of Appeal Referrals

9/12/85

Hearing: 9/24/85 Z-7874
Napoli Wrecking Company, Inc.
135 Buttonwood Street
Dorchester

Site: One-story structure

District(s): Apartment (H-1) and Manufacturing (M-1)

Purpose: Erect one-story addition to retail store.

Violation(s): Insufficient front yard.

VOTED: In reference to petition Z-7874, Napoli Wrecking Company, Inc., 135 Buttonwood Street, Dorchester, for two variances to erect one-story addition to retail store in an apartment (H-1) and manufacturing (M-1) districts, the Boston Redevelopment Authority recommends approval with the following provisos: that the addition be architecturally harmonious with the existing structure; that landscaping be provided to buffer residential properties; that plans be submitted to the Authority for design review approval. Site is primarily located in a manufacturing zone with a small portion in an apartment/residential district. Proposal will provide more space for sales and storage of architectural antiques. Abutter has expressed support.



ROGER
CLAP
SCHOOL

HARVEST
TER

STREET

STREET

STREET

STREET

SANT
MARGARET
R.C. CHURCH

ST. MARGARET
SCHOOL
(GRAM.)

COLUMBIA

EDISON

EDISON

GREEN

GREEN

COTTAGE

STREET

STREET

LOCUST
STREET

VERNON

STREET

GRAFTON STREET

BUTTONWOOD

CRESCENT

BUTTONWOOD

STREET

SUB
STATION

COTTRELL

ST.

STREET

ROAD

BUTTONWOOD COURT

MOSELEY

CARSON

STREET

STREET

AVENUE

STREET

GENERAL

CASIMIR

PULASKI

STREET

SKYWAY

MTA STATION

2-7874

135 BUTTONWOOD ST. DORCHESTER

ROBERT F. RYAN
PLAYGROUND

GRANT

RAVEN

GARDEN

STREET

Board of Appeal Referrals

9/12/85

Hearing: 9/24/85 Z-7875
845 Albany Street Trust
845 Albany Street
Boston

Site: One-story structure

District(s): Manufacturing (M-2)

Purpose: Erect one-story addition to fur storage-cleaning structure.

Violation(s): Insufficient rear yard.

VOTED: In reference to petition Z-7875, 845 Albany Street Trust, 845 Albany Street, Boston, for a variance to erect one-story addition to fur storage-cleaning structure in a manufacturing (M-2) district, the Boston Redevelopment Authority recommends approval with proviso that plans be submitted to the Authority for design review approval. Manufacturing-industrial district. Addition will provide fur cleaning space and two parking spaces.

Z-7875 845 ALBANY ST. DORCHESTER



Board of Appeal Referrals

9/12/85

Hearing: 9/24/85 Z-7876
Kwok Chan
27 Long Avenue
Allston

Site: Three-story structure--five apartments

District(s): Apartment (H-1)

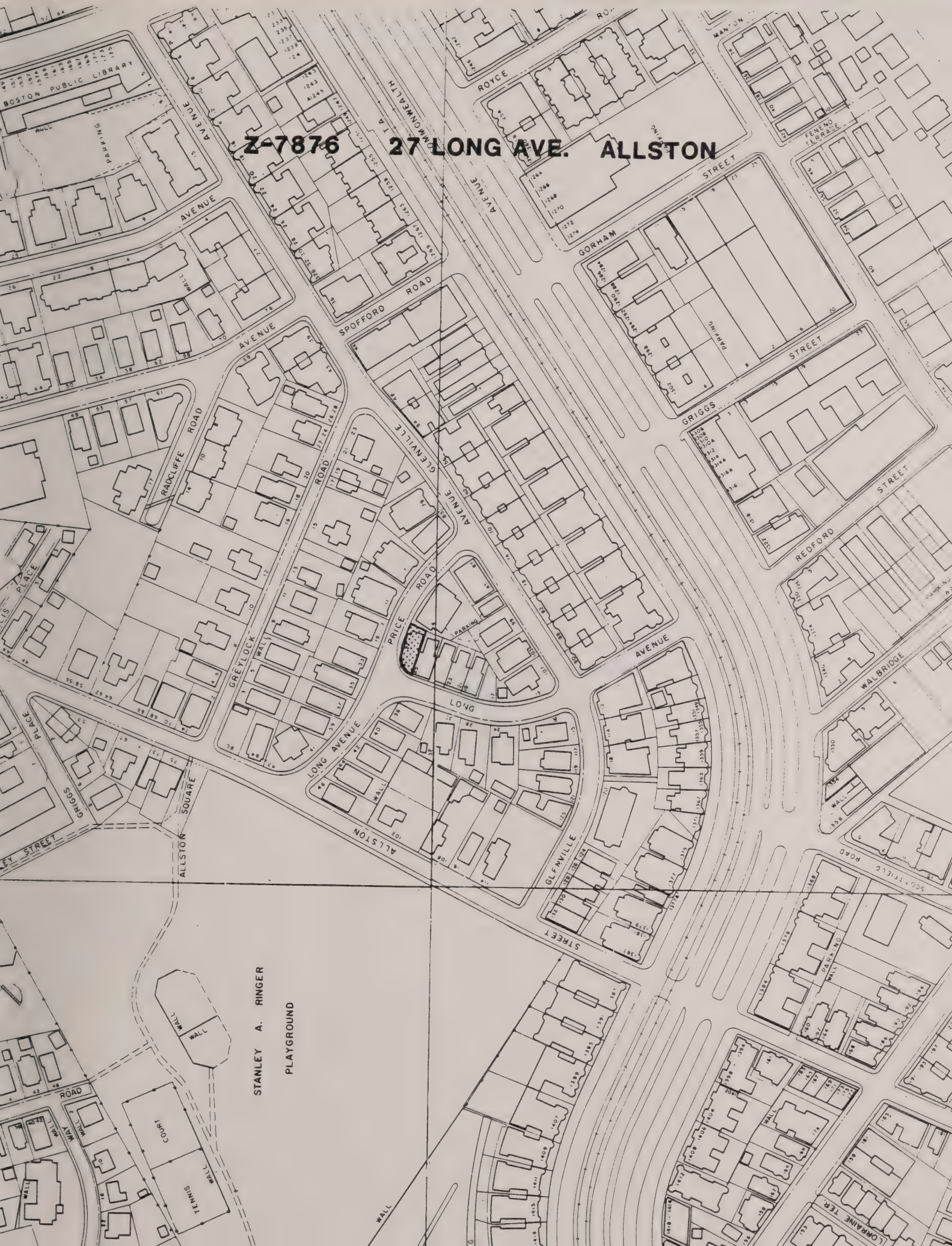
Purpose: Enclose three rear porches.

Violation(s): Excessive floor area ratio.

VOTED: In reference to petition Z-7876, Kwok Chan,
27 Long Avenue, Allston, for a variance to enclose
three porches of five-apartment structure in
an apartment (H-1) district, the Boston Redevelopment
Authority recommends approval with proviso that
plans be submitted to the Authority for design
review approval. Violation is technical. No
adverse effect. Abutter has expressed support.

Z-7876

27 LONG AVE. ALLSTON



Board of Appeal Referrals

9/12/85

Hearing: 9/24/85 Z-7888
Bruce R. Applebaum
34 Juniper Street
Roxbury

Site: 2½-story structure

District(s): Residential, three-family (R-.8)

Purpose: Legalize occupancy as three-family dwelling.

Violation(s): Dwelling converted for more families is forbidden use.

Insufficient lot area.

VOTED: In reference to petition Z-7888, Bruce R. Applebaum, 34 Juniper Street, Roxbury, for a forbidden use and a variance to legalize occupancy as three-family dwelling in a residential (R-.8) district, the Boston Redevelopment Authority recommends approval with proviso that plans be submitted to the Authority for design review approval. No record of legal occupancy. Petitioner will rehabilitate abandoned building for owner occupancy. Proposal would enhance and improve area.



Z-7888

34 JUNIPER ST

ROXBURY

WASHINGTON

Board of Appeal Referrals

9/12/85

Hearing: 9/17/85 Z-7911
Jewish Memorial Hospital
47 Townsend Street
Roxbury

Site: Hospital complex

District(s): Residential, three-family (R-.8)

Purpose: Erect one-story addition to hospital storage
and maintenance structure.

Violation(s): Extension of nonconforming use.

VOTED: In reference to petition Z-7911, Jewish Memorial Hospital, 47 Townsend Street, Roxbury, for extension of nonconforming use to erect one-story addition to hospital storage-maintenance structure in a residential (R-.8) district, the Boston Redevelopment Authority recommends approval. Second-story addition to storage-maintenance building will not be visible from street. Neighborhood will not be adversely affected.

Z-7911

47 TOWNSEND ST.

ROXBURY



Board of Appeal Referrals

9/12/85

Hearing: 9/24/85 Z-7912
Melvyn C. McHenry
1048-rear Blue Hill Avenue
Mattapan

Site: Vacant land

District(s): Local business (L-1)

Purpose: Use premises for sale of 15 used cars.

Violation(s): Outdoor sale and display of used cars is forbidden use.

VOTED: In reference to petition Z-7912, Melvyn C. McHenry, 1048-rear Blue Hill Avenue, Dorchester, for forbidden use for use of premises for sale of fifteen used cars in a local business (L-1) district, the Boston Redevelopment Authority recommends denial. Proposed auto use would severely affect rear abutting residential properties and those on Ashton and Callender Streets. Use is not consistent with revitalization of Blue Hill Avenue.



2-7912 1048 REAR BLUE HILL AVE. MATTAPAN

Board of Appeal Referrals

9/12/85

Hearing: 9/24/85 Z-7924
Trustees of Boston University
44 Cummington Street
Boston

Site: 12,141 Square feet of land

District(s): Manufacturing (M-2)

Purpose: Erect seven-story academic structure.

Violation(s): College or university is conditional use.

Scientific research and teaching laboratories
are conditional uses.

Excessive floor area ratio.

Insufficient setback of parapet and off-street
parking.

VOTED: In reference to petition Z-7924, Trustees of
Boston University, 44 Cummington Street, Boston,
for two conditional uses and three variances
to erect a seven-story academic structure in
a manufacturing (M-2) district, the Boston Redevelopment
Authority recommends approval with the following
provisos: that plans be submitted to the Authority
for design review approval; that Boston University
undertake for Authority review and in consultation
with the community task force the preparation
of a master plan addressing the expansion of
student housing and academic facilities.



Z-7924

44 CUMMINGTON ST. BOSTON

Board of Appeal Referrals

9/12/85

Hearing: 9/24/85 Z-7925
Christopher Morgan
587A-587 Tremont Street
Boston

Site: 3½-story structure

District(s): Local business (L-2)

Purpose: Change occupancy from three-family dwelling and store to three-family dwelling and veterinarian; erect addition.

Violation(s): Animal hospital or clinic is forbidden use.
Excessive floor area ratio.
Insufficient open space.

VOTED: In reference to petition Z-7925, Christopher Morgan, 587A-587 Tremont Street, Boston, for forbidden use and two variances for change of occupancy from three-family dwelling and store to three-family dwelling and veterinarian and to erect addition in a local business (L-2) district, the Boston Redevelopment Authority recommends approval with the following provisos: that plans be reviewed with South End Historical Society; that there be no change in existing roof line; that plans inclusive of materials be submitted to the Authority for design review approval. Surgical veterinary use will provide beneficial service to South End residents.



Z-7925

587A-587 TREMONT ST. BOSTON

1924-17 87

PLAYGROUND

Board of Appeal Referrals

9/12/85

Hearing: 9/17/85 Z-7929
Gary Chafetz
17 Highland Park Avenue
Roxbury

Site: 1,396 Square feet of land

District(s): Apartment (H-1)

Purpose: Erect three-family row dwelling.

Violation(s): Excessive floor area ratio.

Insufficient open space, front and rear yards,
and off-street parking.

VOTED: In reference to petition Z-7929, Gary Chafetz,
17 Highland Park Avenue, Roxbury, for five variances
to erect three-family row dwelling in an apartment
(H-1) district, the Boston Redevelopment Authority
recommends approval provided plans are submitted
to the Authority for design review approval.
Three-family rowhouse will be constructed on foundation
of a former dwelling. Owner will occupy a unit.
Occupancy consistent with residential neighborhood.
Abutter has expressed support.



Z-7929

17 HIGHLAND PARK AVE.

ROXBURY

Board of Appeal Referrals

9/12/85

Hearing: 9/24/85 Z-7935
265 Bunker Hill Realty Trust
265 Bunker Hill Street
Charlestown

Site: Three-story structure

District(s): Apartment (H-1)

Purpose: Change occupancy from two-family dwelling and store to two-family dwelling and professional office.

Violation(s): Change in nonconforming use.

VOTED: In reference to petition Z-7935, 265 Bunker Hill Realty Trust, 265 Bunker Hill Street, Charlestown, for change in nonconforming use for change of occupancy from two-family dwelling and store to two-family dwelling and professional office in an apartment (H-1) district, the Boston Redevelopment Authority recommends approval with proviso that plans be submitted to the Authority for design review approval. Vacant structure being rehabilitated. Real estate developer will occupy office space. No significant effect on mixed residential-local business street. Abutter has expressed support.



Z-7935 265 BUNKER HILL ST. CHARLESTOWN

Board of Appeal Referrals

9/12/85

Hearing: 9/24/85 Z-7971
1000 Harvard Street Realty Trust
1000 Harvard Street
Dorchester

Site: Two-story structure

District(s): Single-family (S-.5)

Purpose: Change occupancy from lodging for children under professional supervision to 20 apartments.

Violation(s): Multifamily dwelling is forbidden use.

VOTED: In reference to petition Z-7971, 1000 Harvard Street Trust, 1000 Harvard Street, Dorchester, for forbidden use for change of occupancy from lodging for children under professional supervision to 20 apartments in a single-family (S-.5) district, the Boston Redevelopment Authority recommends approval with the following provisos: that plans be reviewed with community; that Dorchester-Mattapan residents be given first priority to purchase; that plans be submitted to the Authority for design review approval. Former Prendergast Preventorium to be rehabilitated for twenty condominiums. The proponent proposes to market the units to community residents for \$60,000 to \$80,000, and to place deed restrictions on the properties to preserve units from speculation and maintain below-market resale prices. The Authority strongly supports this effort to provide below-market-rate housing for City residents. The proponent has also agreed that to redevelop the remainder of the approximately 21-acre site surrounding the subject building, he will request designation as a Planned Development.



PRENDBLAST
APPVENTORIUM

Z-7971

1000 HARVARD ST. MATTAPAN

Board of Appeal Referrals

9/12/85

Hearing: 9/17/85 Z-7976
John P. Devlin
158-160 L Street
South Boston

Site: Two-story structure

District(s): Apartment (H-1-50)

Purpose: Legalize occupancy as a two-family dwelling;
erect one story addition.

Violation(s): Excessive floor area ratio.

VOTED: In reference to petition Z-7976, John P. Devlin, 158-160 L Street, South Boston, for a variance to legalize occupancy as two-family dwelling and erect one-story addition in an apartment (H-1-50) district, the Boston Redevelopment Authority recommends approval provided plans are submitted to the Authority for design review approval. No record of legal occupancy. Two-family dwelling existing and compatible with surrounding properties. Addition will provide needed space for expanding family.



Z-7976 158-160 L ST, SOUTH BOSTON

Board of Appeal Referrals

9/12/85

Hearing: 10/8/85 Z-7999-8011
Tontine Crescent Associates, Inc.
15 & 35 Main Street, 3-9 Winthrop Street
14-30 Park Street, 32-34 Warren Street,
15 Henley Street, Charlestown

Site: Eight three-story structures

District(s): General Business (B-2-U)

Purpose: Erect three four-story apartment structures--24, 21, and 12 units respectively; erect one-family dwelling and three-story office structure; legalize occupancy; four three-family and three two-family dwellings, and parking-commercial structure.

Violation(s):
Excessive floor area ratio.
Insufficient off-street parking.

VOTED: In reference to petitions Z-7999-8011, Tontine Crescent Associates, Inc., 15 & 35 Main Street, 3-9 Winthrop Street, 14-30 Park Street, 32-34 Warren Street, 15 Henley Street, Charlestown, for fourteen variances to erect three four-story apartment structures (24-21-12 units), erect one-family dwelling, and three-story office structure; legalize occupancy for four three-family and three two-family dwellings and parking-commercial structure in a general business urban renewal area (B-2-U) subdistrict, the Boston Redevelopment Authority recommends approval provided plans are submitted to the Authority for design review approval. Land conveyed by Authority to petitioner--designated redeveloper. Project is part of revitalization of City Square area and consists of construction of 57 condominium units, rehabilitation of seven structures (no record of legal occupancy) into nine one-bedroom and nine two-bedroom rental units, rehabilitation of garage (61 spaces), construction of approximately 17,800 square feet of commercial rental space, construction of a park to be dedicated to the City as a veteran's memorial. Plans have been reviewed with community.

Z-7999-8011

15-35 MAIN ST.

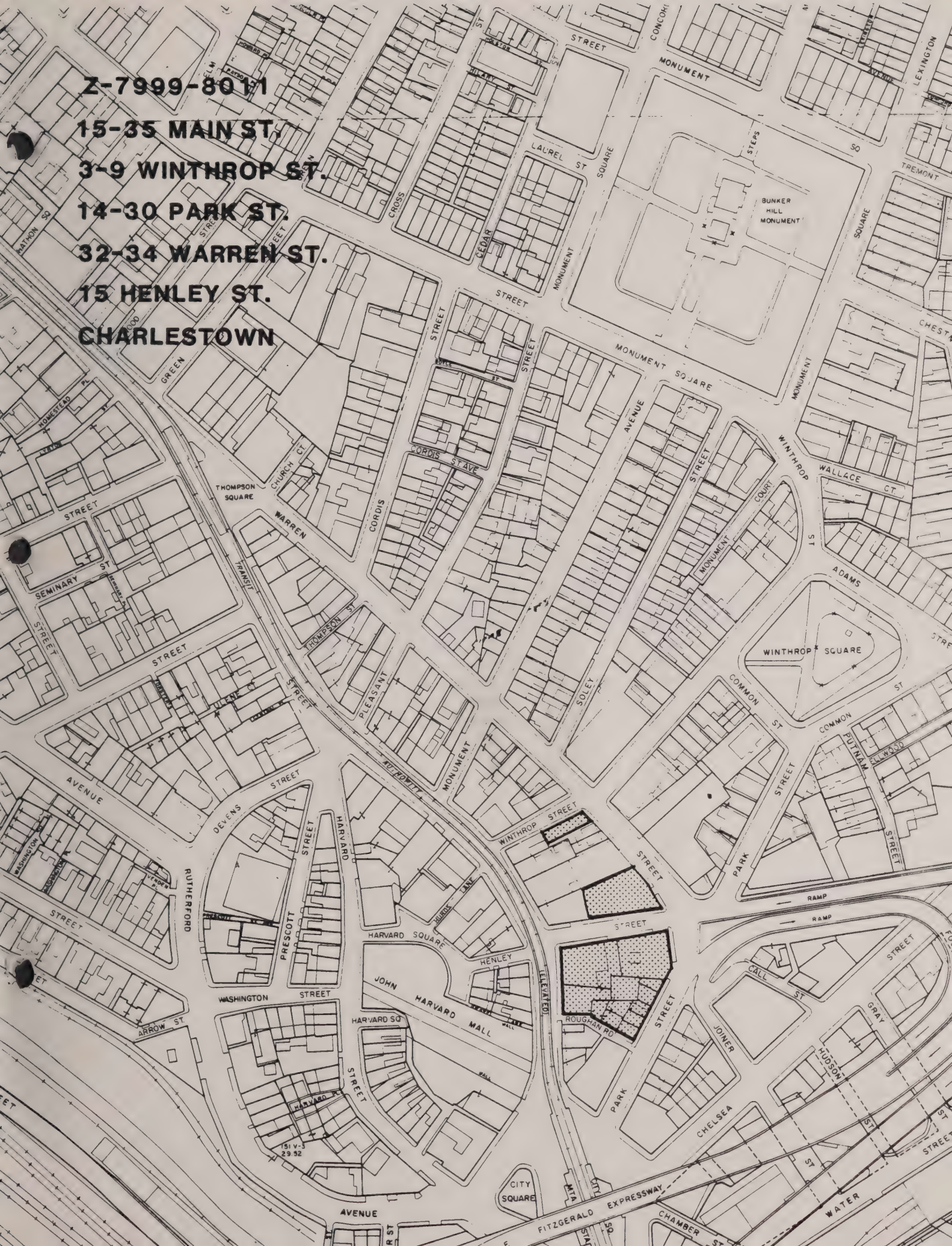
3-9 WINTHROP ST.

14-30 PARK ST.

32-34 WARREN ST.

15 HENLEY ST.

CHARLESTOWN



Board of Appeal Referrals

9/12/85

Hearing: 9/24/85 Z-8014
Nicholas Russo
558 Tremont Street
Boston

Site: 3½-story structure

District(s): Apartment (H-3)

Purpose: Change occupancy from three apartments to same
and retail store.

Violation(s): Retail store is forbidden use.

VOTED: In reference to petition Z-8014, Nicholas Russo, 558 Tremont Street, Boston, for forbidden use for change of occupancy from three apartments to same and retail store in an apartment (H-3) district, the Boston Redevelopment Authority recommends approval with the following provisos: that plans be reviewed with abutters and Union Park Association; that plans be submitted to the Authority for design review approval; that property be maintained free of debris and trash stored in proper containers. Store space, currently used as office, has existed for several years.

Z-8014

558 TREMONT ST.

BOSTON



Board of Appeal Referrals

9/12/85

Hearing: 9/24/85 Z-8018
Gilbert R. Lavoie
1828-1832 Centre Street
West Roxbury

Site: One-story structure

District(s): General business (B-1)

Purpose: Erect one-story addition to medical office structure.

Violation(s): Insufficient rear yard.

VOTED: In reference to petition Z-8018, Gilbert R. Lavoie, 1828-1832 Centre Street, West Roxbury, for a variance to erect addition to medical office structure in a general business (B-1) district, the Boston Redevelopment Authority recommends approval provided plans are submitted to the Authority for design review approval. Former hardware store is presently being converted to medical office building. Proposed rear addition will not increase existing yard violation.



Z-8018

1828-1832

CENTRE ST.

WEST ROXBURY

Board of Appeal Referrals

9/12/85

Hearing: 9/24/85 Z-8021
Louis DeSanctis
415 Bremen Street
East Boston

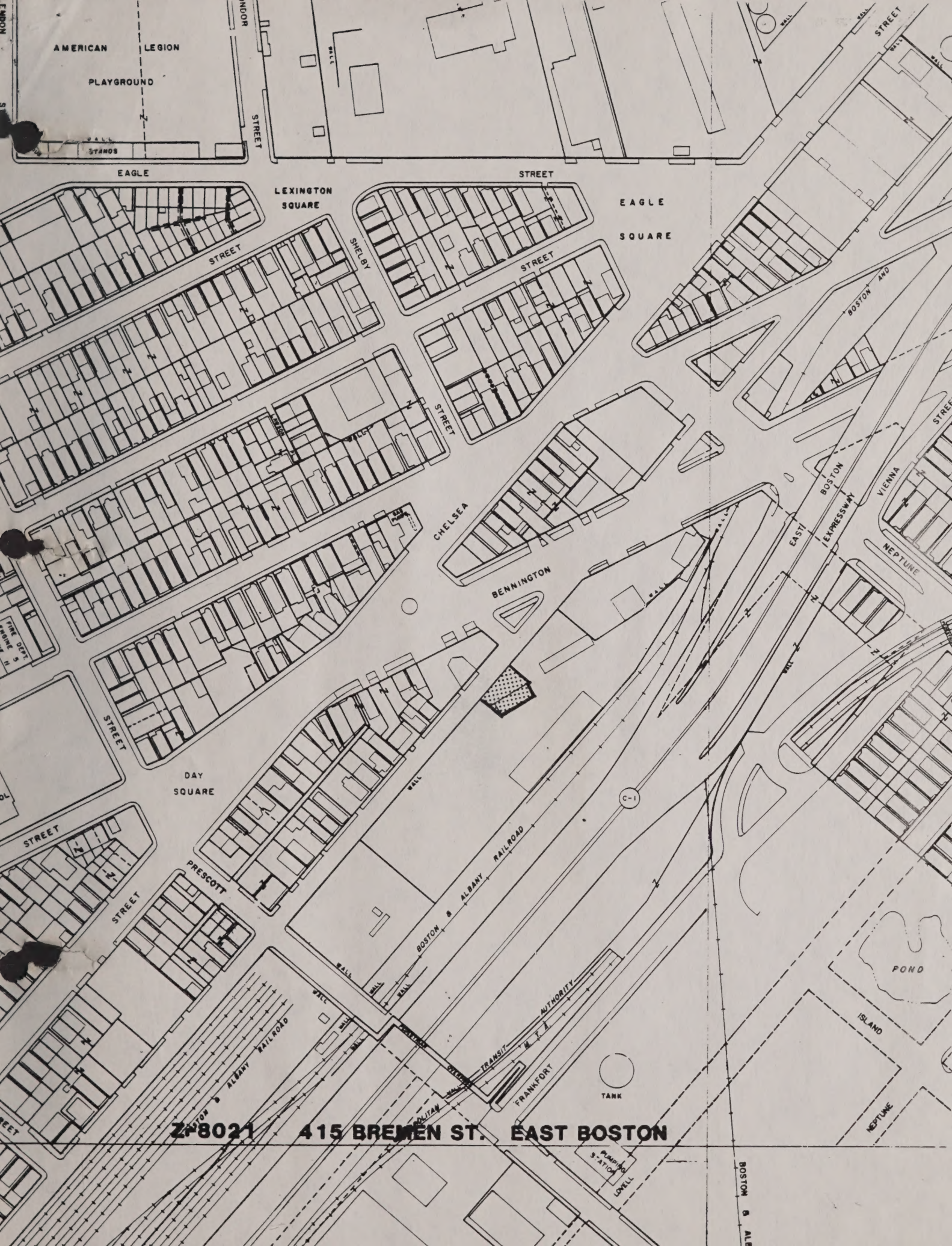
Site: One-story structure

District(s): Manufacturing (M-1)

Purpose: Erect addition to retail store-storage structure.

Violation(s): Insufficient rear yard.

VOTED: In reference to petition Z-8021, Louis DeSanctis, 415 Bremen Street, East Boston, for variance to erect addition to retail store-storage structure in a manufacturing (M-1) district, the Boston Redevelopment Authority recommends denial. This is an addition to an air freight business located at heavily congested intersection of Bennington Street which is one of the many traffic-related problems plaguing the area. Traffic and Parking Department has contracted to conduct a traffic study in October. Proposal is contrary to objectives of the community to reduce airport-related facilities.



Z-8021

415 BREMEN ST. EAST BOSTON

